

Barrow Borough Council

Executive Committee

Wednesday, 22 June 2022

Affordable Housing and Developer Contributions SPD

Report from: Helen Houston, Head of Regeneration &
Planning Policy

Report Author: Matthew Park, Planning Policy Officer

Wards: (All Wards);

1.0 Summary and Conclusions

1.1 The purpose of this report is to seek approval of the Affordable Housing and Developer Contributions Supplementary Planning Document (SPD) for Barrow. The SPD sets out the Council's proposed approach to the delivery of affordable housing and to seeking financial contributions from developers for infrastructure and services. The document has been prepared under the Town and Country Planning (Local Planning) (England) Regulations 2012.

2.0 Recommendation

2.1 **It is recommended that Committee:-**

- 1) Note the content of the Affordable Housing and Developer Contributions SPD and the consultation which has been undertaken.**
- 2) Agree that the SPD be submitted to Full Council for adoption.**

3.0 Background and Proposals

3.1 The Affordable Housing and Developer Contributions Supplementary Planning Document (SPD) sets out the Council's proposed approach to the delivery of affordable housing and the approach to seeking financial contributions from developers for a variety of infrastructure and services.

3.2 The requirement for affordable housing delivery is set out in Policy H14 of the Local Plan. The type of contributions a developer may be expected to make for other infrastructure and services is set out in Policy I1. This policy links to the Council's Infrastructure Delivery Plan, which sets out as far as possible the infrastructure and services that are required to support the development proposed in the Local Plan.

- 3.3 The SPD will support Policies H14, I1 and other relevant Local Plan policies by providing greater clarity and certainty to developers, landowners and the community on how affordable housing should be delivered and what contributions will be expected from new development for infrastructure.
- 3.4 The SPD does not present every possible circumstance where developer contributions may be sought. Rather, it focuses on the following themes:
- Affordable Housing
 - Highway Infrastructure
 - Cycling and Walking Infrastructure
 - Public Transport
 - Travel Plans
 - School Places
 - Children's Play Areas
 - Green Infrastructure
 - Health Services.

Engagement

- 3.5 Several internal meetings were held with representatives from Planning and Housing during the preparation process to discuss how to implement the affordable housing policy in the Local Plan. This has informed the affordable housing section of the SPD.
- 3.6 The Council's Infrastructure Delivery Plan (IDP) was used as the starting point for the remaining sections of the SPD. The IDP was informed by the results of extensive meetings and consultation with infrastructure and service providers and was considered during the Local Plan Examination. More recently, meetings have been held with the County Council and the Morecambe Bay CCG. In particular, a number of meetings have been held with the Local Highway Authority to discuss contributions for junction improvements.
- 3.7 Informal consultation took place on the SPD with Housing and Planning last year, and the SPD was updated accordingly. Informal consultation with the County Council also took place.

4.0 Consultation

- 4.1 Public consultation took place on the SPD for six weeks from Tuesday 14th December 2021 to Tuesday 25th January 2022. The SPD was available to view on the Council's website and in hard copy at The Forum, Barrow, Dalton Town Hall and libraries in the Borough during their normal opening times.
- 4.2 Responses to the consultation were received from the following bodies:
- CITB

- Cumbria County Council
- Department for Education
- Environment Agency
- Historic England
- Homes England
- Natural England

4.3 The main comments received were from Cumbria County Council, who suggested that clarity be provided regarding the general approach to viability. They also expressed concern over the use of thresholds to determine when contributions should be requested (e.g. housing development of more than 10 dwellings may be required to contribute towards highway improvements), preferring for these to be removed. The SPD was therefore updated to accord with these comments. The Consultation Statement is included in Appendix 2.

4.4 Members of Planning Policy Working Group have reviewed the document at each draft stage and the consultation responses received. The SPD and appendices have also been considered by Overview & Scrutiny Committee and Planning Committee at their most recent meetings.

5.0 Alternative Options

5.1 That Members do not approve the Affordable Housing and Developer Contributions SPD and rely solely on the policies within the Local Plan.

6.0 Contribution to Council Plan Priorities

6.1 The SPD will help to deliver the Council's Place Priority by supporting the delivery of a diverse housing offer, where everyone can expect a decent home they can afford to live in; and also in promoting enhanced greener spaces. It will also help to deliver the Prosperity Priority by supporting the delivery sustainable public transport, walking and cycling to promote and improve active travel.

7.0 Implications

7.1 Financial, Resources and Procurement

7.1.1 No financial implications are associated with the proposals set out in this report.

7.1.2 The contributions are held separately within the Council's accounts.

7.2 Legal

7.2.1 No legal implications are associated with the proposals set out in this report.

7.3 Local Government Reorganisation

7.3.1 The SPD will have no impact on Local Government Reorganisation, each authority will continue to use their adopted Local Plans and guidance for decision making until such time as joint policy is established for Westmorland & Furness Council.

7.4 Equality and Diversity

7.4.1 The SPD considers contributions for a wide variety of themes as set out in the document, including families and older people, access to education, health and services and provision of sustainable development, cycling and walking infrastructure. Consultation was undertaken with a wide range of stakeholders on the views of the groups and individuals they represent including specialist groups.

Risk

Risk	Consequence	Controls required
Not to approve the Affordable Housing and Developer Contributions SPD.	Developers and officers will lack clarity on the delivery of affordable housing and the seeking of financial contributions.	The SPD may be reviewed if government guidance regarding affordable housing and developer contributions is updated.

Contact Officers

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Appendices Attached to this Report

Appendix No.	Name of Appendix
1	Affordable Housing and Developer Contributions SPD (May 2022)
2	Consultation Statement (May 2022)

Background Documents Available

Name of Background document	Where it is available
Barrow Borough Local Plan 2016-2031	https://www.barrowbc.gov.uk/residents/planning/planning-policy/local-plan/